



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 8, 2023
6:30 P.M.**

**Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193**

**786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
Artesa Clubhouse
11690 SW 248th Street
Homestead, FL 33032
REGULAR BOARD MEETING
March 8, 2023
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. General Election Protocol – Declare Vacancies and Consider Appointment
- E. Administer Oath of Office and Review Board Member Responsibilities and Duties
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. November 16, 2022 Regular Board Meeting.....Page 2
- I. Old Business
 - 1. Update Regarding Lake Fountain Installation
 - 2. Staff Report: As Required
- J. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 5
 - 2. Consider Resolution No. 2023-02 – Election of Officers.....Page 13
 - 3. Consider Adjustment to District Counsel Fee Structure.....Page 14
- K. Administrative & Operational Matters
- L. Board Member & Staff Closing Comments
- M. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

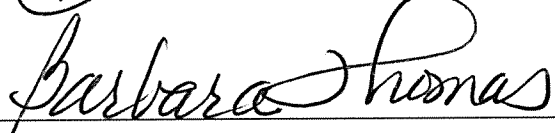
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

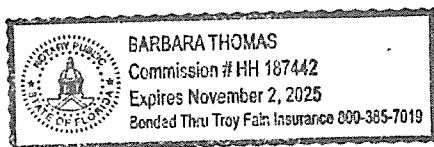
09/30/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Sworn to and subscribed before me this
30 day of SEPTEMBER, A.D. 2022


(SEAL)

MARIA MESA personally known to me



**COCO PALMS COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2022/2023
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Coco Palms Community Development District** (the "District") will hold Regular Meetings at Artesa Clubhouse located at 11690 SW 248th Street, Homestead, FL 33032 at **6:30 p.m.** on the following dates:

October 12, 2022
November 9, 2022
March 8, 2023
April 12, 2023
June 14, 2023
July 12, 2023
September 13, 2023

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmscdd.org
9/30

22-12/0000621728M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 16, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the November 16, 2022, Regular Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:46 p.m. in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, Florida 33032.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 25, 2023, and November 1, 2023, as legally required.

C. SEAT ELECTED BOARD MEMBERS

Mr. Silva seated and welcomed the newly elected Board Member: *Nilka Gomez*

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Silva, Notary Public for the State of Florida administered the Oath of Office to the elected Board Member Nilka Gomez.

E. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Corissa Nguyen, Vice Chairperson Seth Patterson and Supervisor Nilka Gomez.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A..

F. ELECTION OF OFFICERS

Mr. Silva stated that due to the Final Landowners’ Election and the new terms of office it would be in order to re-elect the officers on the Board of Supervisors of the District. A discussion ensued after which the following slate of officers was presented for election:

- Chairperson – Corissa Nguyen
- Vice Chairperson – Seth Patterson
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Monica Encinas, Nilka Gomez, Gloria Perez and Nancy Nguyen.

A discussion ensued after which;

A **motion** was made by Ms. Nguyen, seconded by Ms. Gomez and unanimously passed to *elect* the District’s slate of officers, as stated above.

G. CONFIRMATION OF FINAL LANDOWNERS' MEETING ELECTION RESULTS

Mr. Silva restated the District's Final Landowners' Meeting/Election results and recommended that they be accepted by the Board. A discussion ensued after which;

A **motion** was made by Ms. Gomez, seconded by Ms. Nguyen and passed unanimously accepting the Final Landowners' Meeting election results, to wit: Nilka Gomez receives **1 vote** and were each elected to a 4-year term of office and her term of office shall expire in November 2026.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

J. APPROVAL OF MINUTES

1. August 17, 2022, Regular Board Meeting

Mr. Silva presented the August 17, 2022, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Gomez, seconded by Ms. Nguyen and unanimously passed approving the August 17, 2022, Regular Board Meeting and Public Hearing minutes, *as presented*.

K. OLD BUSINESS

1. Update Regarding Lake Fountain Installation

Mr. Silva stated that the permits for the installation of the fountain have been sent to the City of Homestead. Mr. Silva expects the permit to be approved by January 2023.

2. Staff Report, as Required

There was no Staff Report at this time.

L. NEW BUSINESS

1. Consider Resolution No. 2022-06 – Adopting a Fiscal Year 2021/2022 Amended Budget

Ms. Nguyen presented Resolution No. 2022-06, entitled:

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$169,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Patterson, seconded by Ms. Gomez and unanimously passed to adopt Resolution No. 2022-06, as presented, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report: As Required

There was no Staff Report at this time.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva advised that the next meeting would be held after January 1, 2023, unless an emergency were to arise.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Nguyen, seconded by Ms. Gomez and passed unanimously to adjourn the Regular Board Meeting at approximately 6:55 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Coco Palms Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 14, 2023 at 6:30 p.m. in the Suite 300 Meeting Room at Lennar Homes, LLC located at 730 N.W. 107th Avenue, Third Floor, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 8th day of March, 2023.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)**
- V ASSESSMENT COMPARISON**

PROPOSED BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	84,607
Maintenance Assessments	66,596
Debt Assessments (2016)	695,856
Debt Assessments (2019)	400,000
Other Revenues - Cost Share	5,000
Interest Income	360
TOTAL REVENUES	\$ 1,252,419
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	4,000
Payroll Taxes	306
Management	33,960
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,000
Arbitrage Rebate Fee	1,300
Insurance	6,800
Legal Advertisements	850
Miscellaneous	1,000
Postage	425
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,500
Website Management	2,000
Administrative Contingency	200
Total Administrative Expenditures	\$ 84,891
Maintenance Expenditures	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Tract Maintenance	15,000
Entrance Feature Maintenance	3,000
Irrigation System Maintenance/Upkeep	2,000
Irrigation System - Water	5,000
Roadway/Drainage System Maintenance/Upkeep	5,600
Common Driveway Maintenance/Upkeep	10,000
Fountain Maintenance/Upkeep	5,000
FP&L Power/Utility	13,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	7,500
Signs	0
Total Maintenance Expenditures	\$ 73,800
TOTAL EXPENDITURES	\$ 158,691
REVENUES LESS EXPENDITURES	\$ 1,093,728
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(376,000)
BALANCE	\$ 63,623
County Appraiser & Tax Collector Fee	(24,941)
Discounts For Early Payments	(49,882)
EXCESS/ (SHORTFALL)	\$ (11,200)
Carryover Funds From Prior Year	11,200
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	85,075	88,641	84,607	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	66,723	62,674	66,596	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	400,000	400,000	400,000	Bond Payments/.94
Other Revenues - Cost Share	9,800	0	5,000	Cost Share Revenue
Interest Income	37	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 1,257,491	\$ 1,247,531	\$ 1,252,419	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	4,000	4,000	Supervisor Fees
Payroll Taxes	0	306	306	Supervisor Fees * 7.65%
Management	32,016	32,976	33,960	CPI Adjustment (Capped at 3%)
Legal	9,583	12,000	12,000	No Change From 2022/2023 Budget
Assessment Roll	7,800	7,800	7,800	As Per Contract Plus Expansion Area
Audit Fees	4,600	4,800	5,000	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2022/2023 Budget
Insurance	5,843	6,575	6,800	Fiscal Year 2022/2023 Expenditure Was \$6,281
Legal Advertisements	560	900	850	\$50 Decrease From 2022/2023 Budget
Miscellaneous	215	1,100	1,000	\$100 Decrease From 2022/2023 Budget
Postage	112	475	425	\$50 Decrease From 2022/2023 Budget
Office Supplies	429	575	575	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2022/2023 Budget
Continuing Disclosure Fee	1,000	1,500	1,500	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Administrative Contingency	0	200	200	Administrative Contingency
Total Administrative Expenditures	\$ 72,633	\$ 83,682	\$ 84,891	
Maintenance Expenditures				
Annual Engineer's Report/Inspections	2,795	1,800	2,300	\$500 Increase From 2022/2023 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2022/2023 Budget
Lawn & Landscape Tract Maintenance	25,805	13,000	15,000	\$2,000 Increase From 2022/2023 Budget
Entrance Feature Maintenance	8,321	2,000	3,000	\$1,000 Increase From 2022/2023 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2022/2023 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2022/2023 Budget
Roadway/Drainage System Maintenance/Upkeep	0	5,600	5,600	No Change From 2022/2023 Budget
Common Driveway Maintenance/Upkeep	0	10,000	10,000	No Change From 2022/2023 Budget
Fountain Maintenance/Upkeep	0	5,000	5,000	No Change From 2022/2023 Budget
FP&L Power/Utility	12,133	6,000	13,000	\$7,000 Increase From 2022/2023 Budget
Lake - Aquatic Maintenance	3,354	4,200	4,200	No Change From 2022/2023 Budget
Miscellaneous Maintenance	22,944	2,614	7,500	\$4,886 Increase From 2022/2023 Budget
Signs	0	500	0	Line Item Eliminated
Total Maintenance Expenditures	\$ 76,552	\$ 58,914	\$ 73,800	
TOTAL EXPENDITURES	\$ 149,185	\$ 142,596	\$ 158,691	
REVENUES LESS EXPENDITURES	\$ 1,108,306	\$ 1,104,935	\$ 1,093,728	
Bond Payments (2016)	(662,483)	(654,105)	(654,105)	2024 P & I Payments Less Earned Interest
Bond Payments (2019)	(380,816)	(376,000)	(376,000)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 65,007	\$ 74,830	\$ 63,623	
County Appraiser & Tax Collector Fee	(11,998)	(24,943)	(24,941)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,822)	(49,887)	(49,882)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 5,187	\$ -	\$ (11,200)	
Carryover Funds From Prior Year	0	0	11,200	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 5,187	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,809	25	250	Projected Interest For 2023/2024
NAV Tax Collection	662,483	654,105	654,105	Maximum Debt Service Collection
Total Revenues	\$ 665,292	\$ 654,130	\$ 654,355	
EXPENDITURES				
Principal Payments	205,000	215,000	225,000	Principal Payment Due In 2024
Interest Payments	449,738	437,213	427,313	Interest Payments Due In 2024
Bond Redemption	0	1,918	2,042	Estimated Excess Debt Collections
Total Expenditures	\$ 654,738	\$ 654,130	\$ 654,355	
Excess/ (Shortfall)	\$ 10,554	\$ -	\$ -	

Series 2016 Bond Information

Original Par Amount =	\$10,355,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2016		
Maturity Date =	May 2046		
Par Amount As Of 1/1/23 =	\$9,220,000		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,579	25	250	Projected Interest For 2023/2024
NAV Tax Collection	380,816	376,000	376,000	Maximum Debt Service Collection
Total Revenues	\$ 382,395	\$ 376,025	\$ 376,250	
EXPENDITURES				
Principal Payments	105,000	110,000	115,000	Principal Payment Due In 2024
Interest Payments	270,263	264,463	260,384	Interest Payments Due In 2024
Bond Redemption	0	1,562	866	Estimated Excess Debt Collections
Total Expenditures	\$ 375,263	\$ 376,025	\$ 376,250	
Excess/ (Shortfall)	\$ 7,132	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$5,915,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.5% - 5.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	February 2019		
Maturity Date =	June 2049		

Par Amount As Of 1/1/23 = \$5,610,000

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Single Family Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Single Family Units	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00
Total For Single Family Units	\$ 1,200.64	\$ 1,200.51	\$ 1,200.49	\$ 1,200.38
Administrative For Townhome Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Townhome Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Townhomes Units	\$ 948.00	\$ 948.00	\$ 948.00	\$ 948.00
Total For Townhomes Units	\$ 1,095.64	\$ 1,095.51	\$ 1,095.49	\$ 1,095.38
Administrative For Villa Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Villa Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Villa Units	\$ 843.00	\$ 843.00	\$ 843.00	\$ 843.00
Total For Villa Units	\$ 990.64	\$ 990.51	\$ 990.49	\$ 990.38
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Townhome Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Townhomes Units	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47
Total For Townhomes Units	\$ 1,622.11	\$ 1,621.98	\$ 1,621.96	\$ 1,621.85
Administrative For Villa Units	\$ 82.60	\$ 82.47	\$ 86.40	\$ 82.47
Maintenance For Villa Units	\$ 65.04	\$ 65.04	\$ 61.09	\$ 64.91
Debt For Villa Units	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15
Total For Villa Units	\$ 1,516.79	\$ 1,516.66	\$ 1,516.64	\$ 1,516.53

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Original Units

Single Family Units	181
Townhomes Units	309
<u>Villa Units</u>	<u>253</u>
Total Units	743

Total Units

Original Units	743
<u>Expansion Area Units</u>	<u>283</u>
Total Units	1,026

Expansion Area Units

Townhomes Units	119
<u>Villa Units</u>	<u>164</u>
Total Units	283

Townhomes (Original Units) Information

Total Units	309
<u>Prepayments</u>	<u>1</u>
Billed For Debt	308

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the "Board") of the Coco Palms Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 8th day of March, 2023.

ATTEST:

**COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO
JOHN C. WEBBER

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 2, 2023

VIA E-MAIL ONLY—asilva@sdsinc.org

Mr. Armando Silva
District Manager
Special District Services, LLC
2501 A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Coco Palms Community Development District
Our File: 816.07382**

Dear Armando:

This firm's current fee structure has been in place since 2015. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective April 1, 2023, as follows:

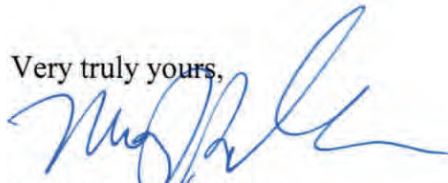
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 25.4% increase since the year 2015 and we have not raised our fees during that time.

Mr. Armando Silva
February 2, 2023
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Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael J. Pawelczyk', written over the closing 'yours,'.

Michael J. Pawelczyk
For the Firm

MJP/jmp